

**APPENDIX B**  
**Comprehensive Zoning Applications in BWI/Linthicum Small Area (Updated 5-04)**

Ref. Number	Applicant's Name	Property Street Address	Tax Map	Parcel	Lot	Area (Acres)	Current Use	Current Zoning	Zoning Request	PAB Zoning Rec.	Draft Plan Rec.	Adopted Comp. Zoning	Rationale
BWL001	Walton Wilson	7421 Zachary Lane	9	64	I	4.11	Undeveloped	R2	W1	W1	W1	W2	In airport & I-97 noise zones. Not suitable location for residential use. (Comp Zoning Amendment 7)
BWL002	Park 100 Limited Partnership	Arundel Manor Subdivision	9	67 & 547			Undeveloped (Mostly)	W1	W2	W1	W1	W1	Want to promote opportunities for assemblage of land for W1 uses, which are more consistent with airport area.
BWL003	Doris Hankins	7030 Aviation Boulevard	9	529	62, Blk.19	0.5	Residential	R5	C4	SB	SB	C1	No longer suitable for residential uses due to airport and traffic impacts, but highway commercial uses not consistent with abutting residential properties. (SAP Amendment 6)
BWL004	Ralph Koon	7032 Aviation Boulevard	9	529	62	0.5	Residential	R5	C4	SB	SB	C1	No longer suitable for residential uses due to airport and traffic impacts, but highway commercial uses not consistent with abutting residential properties. (SAP Amendment 6)
BWL005	Robert Bell	7034 Aviation Boulevard	9	529	4 & 5	0.5	Residential	R5	C4	SB	SB	C1	No longer suitable for residential uses due to airport and traffic impacts, but highway commercial uses not consistent with abutting residential properties. (SAP Amendment 6)
BWL006	Catherine Koellner	808 West Nursery Road	1	20		0.97	Residential	W2	C2 or C3	C3	C3	C3	General commercial zoning is more consistent with the character of the area.
BWL007	Kyriakos & Sultana Efthimiadis	810 W. Nursery Road	1	19		1.52	Residential & Storage	W2	C3	C3	C3	C3	General commercial zoning is more consistent with the character of the area.
BWL008	Kypros, Inc.	703-705 N. Hammonds Ferry Rd	1	290; 57; & 288		1.66	Olive Grove Restaurant	W1	C3	C3	C3	C3	General commercial zoning is more consistent with the character of the area.

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BWL009	Cherrywood Development , LLC	1226 Furnace Road	3	66	2	6.02	Residential	R1	R15	R1	R1	R1	Not an appropriate location for multifamily housing. Area does not have amenities or infrastructure to support high density residential use.
BWL010	Cherrywood Development , LLC	River Road	3	133		1.457	Undeveloped	R1	R15	R1	R1	R1	Not an appropriate location for multifamily housing. Area does not have amenities or infrastructure to support high density residential use.
BWL011	Cherrywood Development , LLC	River Road	3	134			Residential	R1	R15	R1	R1	R1	Not an appropriate location for multifamily housing. Area does not have amenities or infrastructure to support high density residential use.
BWL012	Cherrywood Development , LLC	1300 Furnace Road	3	198	1	1.27	Residential	R1	R15	R1	R1	R1	Not an appropriate location for multifamily housing. Area does not have amenities or infrastructure to support high density residential use.
BWL013	Cherrywood Development , LLC	1302 Furnace Road	3	265		1	Residential	R1	R15	R1	R1	R1	Not an appropriate location for multifamily housing. Area does not have amenities or infrastructure to support high density residential use.
BWL014	Joseph J. Hock, Inc.	1401 Ridge Road	3	136		6.268	Undeveloped	R1	R15	R1	R1	W1	Provide additional opportunity to meet the increasing demand for business park development near BWI Airport and the BW Parkway. (SAP Amendment 7)
BWL015	Joseph J. Hock, Inc.	1312 Furnace Road	3	197		14.7	Undeveloped	R1	R15	R1	R1	W1	Provide additional opportunity to meet the increasing demand for business park development near BWI Airport and the BW Parkway. (SAP Amendment 7)

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BWL016	Willis P. Hartman	1326 Furnace Road	3	150		2.42	Residential	R1	R15	R1	R1	R1	Not an appropriate location for multifamily housing. Area does not have amenities or infrastructure to support high density residential use.
BWL017	Charles, John & Myrtle Sachs	1450 Nursery Road	3	16		6.06	Storage of Truck Parts	R1 / W1	W3	W1	W1	W1	No rationale for increasing W3 zoning in this area. Rezone entire parcel to W1 to eliminate split-zoning of parcel and allow for reasonable use of property.
BWL018	W.P.F. II, L.L.C.	1450 Nursery Road	3	16		6.06	Auto Dismantling	R1 / W1	W1	W1	W1	W1	Rezone entire parcel to W1 to eliminate split-zoning of parcel and allow for reasonable use of property.
BWL019	W.P.F. II, L.L.C.	1417 Nursery Road	4A	7		18.29	Auto Dismantling	W3 / W1 / OS	W1	W1	W1	W1 / C4 / OS	W1 Industrial Park district is a more appropriate land use for this location, given the character of the surrounding area. Rezone frontage to C4 to depth of 250'. (SAP Amendment 9)
BWL020	W.P.F. II, L.L.C.	1430 Nursery Road	4A	8		3.85	Auto Dismantling	W3 / R1 / OS	W1	W1	W1	W1 / C4 / OS	W1 Industrial Park district is a more appropriate land use for this location, given the character of the surrounding area. Rezone frontage to C4 to depth of 250'. (SAP Amendment 9)
BWL021	Charles, John & Myrtle Sachs	1440 Nursery Road	4A	57		16.06	Storage of Truck Parts	R1 / OS	W3	W1	W1	W1 / OS	No rationale for increasing W3 zoning in this area. Rezone entire parcel to W1 to eliminate split-zoning of parcel and allow for reasonable use of property.
BWL022	W.P.F. II, L.L.C.	1440 Nursery Road	4A	57		16.06	Auto Dismantling	R1 / OS	W1	W1	W1	W1 / OS	No rationale for increasing W3 zoning in this area. Rezone entire parcel to W1 to eliminate split-zoning of parcel and allow for reasonable use of property.

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BWL023	Robert Smelkinson	7031 Ridge Road	3	148		40	Undeveloped	W1	MXD-T	W1	W1	W1	Withdraw proposal for MXD-T zoning here. Physical site constraints prohibit a comprehensive development plan connecting the MARC station with the area to be developed.
BWL024	Robert Smelkinson	B-W Parkway at Ridge Road	3	181		78.98	Undeveloped	W1	MXD-T	W1	W1	W1	Withdraw proposal for MXD-T zoning here. Physical site constraints prohibit a comprehensive development plan connecting the MARC station with the area to be developed.
BWL025	Mitch Weber	7109 Ridge Road	3	58		57	Undeveloped	W1	W1	W1	W1	W1	Withdraw proposal for MXD-T zoning here. Physical site constraints prohibit a comprehensive development plan connecting the MARC station with the area to be developed.
BWL026	Anna Marie Wicklein Koltko	7134 Ridge Road	3	118		6.5	Residential/ Undeveloped	W1	W2	W1	W1	W1	Property is suitable for W1 use. No rationale for changing current zoning.
BWL027	Thomas Allen	7090 Ridge Road	3	277		1.245	Residential	W1	W3 or C4	W1	W1	W1	Property is suitable for W1 use. No rationale for changing current zoning.
BWL028	Elaine Chambers	6616 & 6619 Harrison Avenue	4	108	1, 2, & 3	2.7	Abandoned Houses	R1	W1	R1	W1	W1	Residential uses have been impacted by development along W. Nursery Road. An industrial park district is more suitable given the surrounding character.
BWL029	Baltimore Clay Product Company, Inc.	1739 West Nursery Road	4	395; 607; 111	51-55	9.37	Steel Fabrication	W1 / R1	W1 / R1	W1/R1	W1/R1	W1 / R1	No change in zoning is requested or proposed.

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BWL030	William & Janice Steiner	Downs Avenue	4	949	14	2.88	Vacant lot	R1	W2	R1	R1	R1	Expanding industrial zoning into Andover Gardens neighborhood is not appropriate.
BWL031	Susan Thomas	304 Music Lane	4	579	3	0.17	Residential	R5	C1	R5	R5	R5	Music Lane is residential in character.
BWL032	Julius and Virginia Tauber, Jr.	610 S. Camp Meade Road	4	612		0.489	Service Station / Towing	R5	C1 or SB	SB	SB	SB	Several local small businesses and commercial uses along Camp Meade here.
BWL033	BWI Properties Ltd. Partnership	814 Camp Meade Road	4	856		1.335	Mostly Undeveloped / Communication Tower	R5	W1	R5	R5	R5	Abuts R5 zoning to the south. No rationale to change to industrial zoning.
BWL034	Heinz Roes	7068 Aviation Blvd.	4	952	8A	0.25	Florist Shop	R5	C4	SB	SB	C1	No longer suitable for residential uses due to airport and traffic impacts, but highway commercial uses not consistent with abutting residential properties.
BWL035	Ester Jang	7048 Aviation Blvd.	4	675	1A	0.663	Beauty Shop / Residential	R5	C4	SB	SB	SB	No longer suitable for residential uses due to airport and traffic impacts, but highway commercial uses not consistent with abutting residential properties.
BWL036	John Christopoulos	7160-7162 B&A Blvd.	4	117	9-11	0.42	Residential Duplex	R5	C3	R5	R5	R10	No rationale for extending C3 zone further into residential areas. Allow for additional townhouse development. (SAP Amendment 2)
BWL037	Christos & Sophia Christopoulos	7164 B&A Blvd.	4	117	6-8	0.274	Residential	R5	C3	R5	R5	R10	No rationale for extending C3 zone further into residential areas. Allow for additional townhouse development. (SAP Amendment 2)

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BWL038	Thomas Deming	Hammonds Ferry Road	4A	22; 23; 24; 28		13.75	Undeveloped	R5 / OS	R2	R5/OS	R5/OS	R2/R5/OS	Reduce development impacts of runoff and erosion. (Comp Zoning Amendment 4 & 8)
BWL041	Robert & Beverly Haney	1272 Stoney Run Road	8	125	1	4	Commercial	C1	C4	C1	W1	C4	Promote a wide range of commercial uses to serve new development in the area. (SAP Amendment 1)
BWL042	Opus East, L.L.C.	1050 Dorsey Road	8	320; 290; 108		51.7	Undeveloped	W1	W1	W1	W1	W1	Withdraw proposal for MXD-E zoning on these parcels. Site of new Airport 100 Industrial Park development.
BWL043	Maryland Aviation Administratio	Ridge Road	8	122; 287		64.4	Vacated Mobile Home Park	W1	W1	W1	W1	W1	Withdraw proposal for MXD-E zoning on these parcels. Property lies within Airport Noise Zone.
BWL044	C. Douglas Staph	7401 & 7403 Ridge Road	8	185; 186		3.53	Residential	W1	W2	W1	W1	W1	No rationale for changing current zoning to W2. Area is surrounded by W1 zoning.
BWL045	Virginia Warren	1430 Dorsey Road	8	116		0.503	Residential	W1	W1	W1	W1	W1	Withdraw proposal for MXD-E zoning on these parcels. Property lies at edge of Airport Noise Zone.
BWL046	St. Mark United Methodist Church	1440 Dorsey Road	8	472		4.5	Church and Parsonage	W1	W1	W1	W1	W1	Withdraw proposal for MXD-E zoning on these parcels. Property lies at edge of Airport Noise Zone.
BWL047	Symcha & Joan Shpak	7463 Ridge Road	8	192	B	6.9	Auto Dismantling	W1	W2	W1	W1	W2	Promote redevelopment of former junkyard site. (SAP Amendment 3)
BWL048	Thomas Carpenter	Dorsey Road	8	541		4.581	Residential	W2 / W1	W2	W2	W2	W2	Zoning line adjustment, technical mapping error. Will eliminate split-zoning of parcel.
BWL049	Kimber Damron	483 Dorsey Road	8	483		4.5	Undeveloped	C2 / OS	C4	C2/OS	C2/OS	C2 / OS	Site configuration not suitable for highway commercial uses. Site is across from residential uses.

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BWL050	Joe Reeder	411 Wirth Road	9	64	1A; 2; 3	1.35	Outside Storage	W1	W2	W1	W1	W2	Properties fall within Airport Noise Zone and abut Interstate 97. (Comp Zoning Amendment 7)
BWL051	Donald Thomas	1221 Wilson Road	9	64	A	10	Electrical Contractor	W1	W2	W1	W1	W2	Properties fall within Airport Noise Zone and abut Interstate 97. (Comp Zoning Amendment 7)
BWL052	Stanley Dorosz, Jr.	1211A Wilson Road	9	64	5-21	3.5	Storage	W1 / W2	W2	W1/W2	W1/W2	W2	Properties fall within Airport Noise Zone and abut Interstate 97. (Comp Zoning Amendment 7)
BWL053	Peter Legambi, Sr.	7016 Aviation Blvd.	9	529	53	0.39	Residential	R5	SB	SB	SB	SB	No longer suitable for residential uses due to airport and traffic impacts, but highway commercial uses not consistent with abutting residential properties.
BWL054	Gregson Lunz	602 S. Camp Meade Road	4	558	11 D	0.208	Residential	R5	SB	SB	SB	SB	Several local small businesses and commercial uses along Camp Meade here. Light Rail crossing renders this property unsuitable for residential use.
BWL055	Alma Dolin	1405-1409 Furnace Rd.	3	108; 147		0.74	Residential	W1	R1	R1	W1	R1	Owners desire to retain existing residential use on the property. (Comp Zoning Amendment 3)
BWL056	Glenn Miller	1019 Andover Rd.	4	99		1.97	Residential	R1	W1	R1	W1	W1	Residential uses have been impacted by development along W. Nursery Road. An industrial park district is more suitable given the surrounding character.